

ASPEN CREEK CONDOMINIUM PLAN

TRACT NO.36 - 84 MAMMOTH LAKES, CALIFORNIA

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NOTES AND DEFINITIONS

1. THIS CONDOMINIUM PROJECT IS COMPOSED OF A COMMON AREA AND 82 UNITS.
2. THE COMMON AREA OF THIS PROJECT IS THE LAND AND REAL PROPERTY, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON, WITHIN THE BOUNDARY LINES OF LOT 1 OF TRACT NO.36-84, IN THE UNINCORPORATED AREA OF THE COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGES 10, 10A, 10B, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DEFINED HEREIN AS UNITS 1 TO 82, INCLUSIVE.
3. THE FOLLOWING ARE NOT PART OF A UNIT: BEARING WALLS, COLUMNS, VERTICAL SUPPORTS, FLOORS, ROOFS, FOUNDATIONS, BEAMS, PIPES, DUCTS, FLUES, CHUTES, CONDUITS, WIRES, AND OTHER UTILITY INSTALLATIONS, WHEREVER LOCATED, EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN THE UNIT.
4. THE UNITS OF THIS PROJECT ARE NUMBERED 1 TO 82, INCLUSIVE. A UNIT CONSISTS OF ALL THOSE ELEMENTS SHOWN AS COMPRISING A PART THEREOF IN THE TYPICAL DRAWING OF SUCH UNIT AS SET FORTH HEREIN. WHENEVER REFERENCE IS MADE TO ANY OF UNITS 1 TO 82, INCLUSIVE, IT SHALL BE CONSTRUED THAT REFERENCE IS MADE TO THE UNIT AS A WHOLE. THE LATERAL BOUNDARIES OF EACH SUCH UNIT ARE THE INTERIOR SURFACES OF THE PERIMETER WALLS, WINDOWS AND DOORS THEREOF AT THE LIMITS INDICATED ON THE RESPECTIVE PORTIONS THEREOF. THE LOWER VERTICAL BOUNDARY OF EACH SUCH UNIT IS THE INTERIOR SURFACE OF THE FLOOR THEREOF AND THE UPPER VERTICAL BOUNDARY OF EACH SUCH UNIT IS THE INTERIOR SURFACE OF THE CEILING THEREOF, BOTH AT THE LIMITS SHOWN HEREON. EACH SUCH UNIT INCLUDES THE SURFACES SO DESCRIBED, THE RESPECTIVE PORTIONS OF THE BUILDING AND IMPROVEMENTS LYING WITHIN SAID BOUNDARIES (EXCEPT AS STATED IN NOTE 3, ABOVE) AND THE AIRSPACE SO ENCOMPASSED.
5. THIS PLAN AND THE DIMENSIONS SHOWN HEREON ARE INTENDED TO CONFORM TO CIVIL CODE SECTION 1361 WHICH REQUIRES DIAGRAMMATIC FLOOR PLANS OF THE BUILDING BUILT OR TO BE BUILT THEREON IN SUFFICIENT DETAIL TO IDENTIFY EACH UNIT, ITS RELATIVE LOCATION AND APPROXIMATE DIMENSIONS. THE DIMENSIONS SHOWN HEREON ARE NOT INTENDED TO BE SUFFICIENTLY ACCURATE TO USE FOR COMPUTATION OF FLOOR AREA OR AIRSPACE VOLUME IN ANY OR ALL OF THE UNITS.
6. THESE DIAGRAMMATIC PLANS INTENTIONALLY OMIT DETAILED INFORMATION OF INTERNAL PARTITIONING WITHIN INDIVIDUAL UNITS. LIKEWISE, SUCH DETAILS AS PROTRUSIONS OF VENTS, BEAMS, COLUMNS, WINDOW CASINGS, AND OTHER SUCH FEATURES ARE NOT INTENDED TO BE REFLECTED ON THIS PLAN.
7. EACH OF THOSE AREAS SHOWN ON THIS PLAN BEARING THE LETTER DESIGNATIONS "P.S." DEPICTS A PARKING SPACE AND IS PART OF THE COMMON AREA. THE BOUNDARIES OF EACH SUCH PARKING SPACE ARE AS FOLLOWS: (a) THE LOWER VERTICAL BOUNDARY IS THE SURFACE THEREOF, WHICH COINCIDES WITH THE ELEVATION AS SHOWN ON THE PLAN HEREIN. (b) THE UPPER VERTICAL BOUNDARY IS A HORIZONTAL PLANE PARALLEL TO THE LOWER VERTICAL BOUNDARY, THE ELEVATION OF WHICH COINCIDES WITH THE ELEVATION SHOWN ON THE PLAN HEREIN. (c) THE LATERAL BOUNDARIES ARE VERTICAL PLANES AT THE LIMITS OF THE HORIZONTAL DIMENSION AS SHOWN ON THE PLAN HEREIN. EACH SUCH PARKING SPACE INCLUDES ONLY THE AIRSPACE ENCOMPASSED BY SAID BOUNDARIES.
8. SEE SHEETS 27 THRU 33 FOR THE VERTICAL LIMITS.

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